

**RIVERFRONT DUPLEX  
ASDP PROJECT NARATIVE  
December 16, 2015**

**Project Description:**

This project involves two parcels: Lot 1 is 0.43 acre vacant parcel bordering Issaquah Creek on which construction of a new residential duplex is proposed. Lot 2 is 0.2 acre parcel located north of Lot 1 and improved with single family home. Proposed work on Lot 2 includes demolishing a small shed and paving an existing joint use access driveway. The duplex will be two story with a building footprint of 2,695 square feet. Building height will not exceed 30 feet. All work will be outside the recorded 75 foot stream buffer and outside of the FEMA 100 year flood plain. All impervious surfaces shall drain to public storm drain system in 3rd Place NW. All setbacks, building height and impervious cover shall be equal or better than those previously approved for this property in the Notice of Decision dated July 7, 2004 for Short Plat PLN03-00013, Shoreline Substantial Development Permit PLN03-00014 and Administrative Adjustment of Standards PLN04-00020.

This project is being submitted simultaneously along with the following required City permit applications: Shoreline Substantial Development, Short Plat Alteration, Administrative Adjustment of Standards and Administrative Site Development. The site is served by City water, sewer and storm drains. This project requires an Administrative Site Development Permit as described below.

**Administrative Site Development Permit (ASDP):**

An ASDP is required for construction of a duplex in MF-M zoning per IMC 18.04.100-2. This project meets the intent of this requirement for the following reasons.

A.) The building is designed to be compatible with the existing residential neighborhood by incorporating materials, colors and design style consistent with the adjacent 1930's house at 325 3<sup>rd</sup> Place NW. Specific design elements proposed include; front trellis, period style architectural eve supports and trim, and a mix of shingle and lapped siding.

B.) The proposed structure is of the scale of a single family home as opposed to the large scale condominiums located west of the site and as allowed by MF-M zoning on the site.

C.) All 4 on-site parking stalls are full standard size and tandem as allowed for duplex per IMC 18.09.050

D.) The development meets the required impervious surface area criteria of not more than 50 percent. Lot 1 will be 18 percent and Lot 2 will be 50 percent which are the same ratios previously approved pursuant to City of Issaquah Notice of Decision for said short plat issued July 7, 2004.

E.) Tree Health Assessment has not been prepared since only four deciduous trees are proposed for removal which are within the proposed building envelope. Remaining trees are established within the previously approved stream buffer / mitigation area on Lot 1.